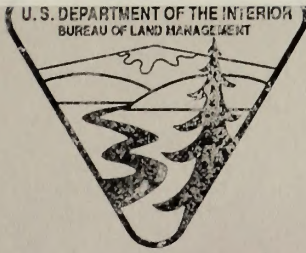


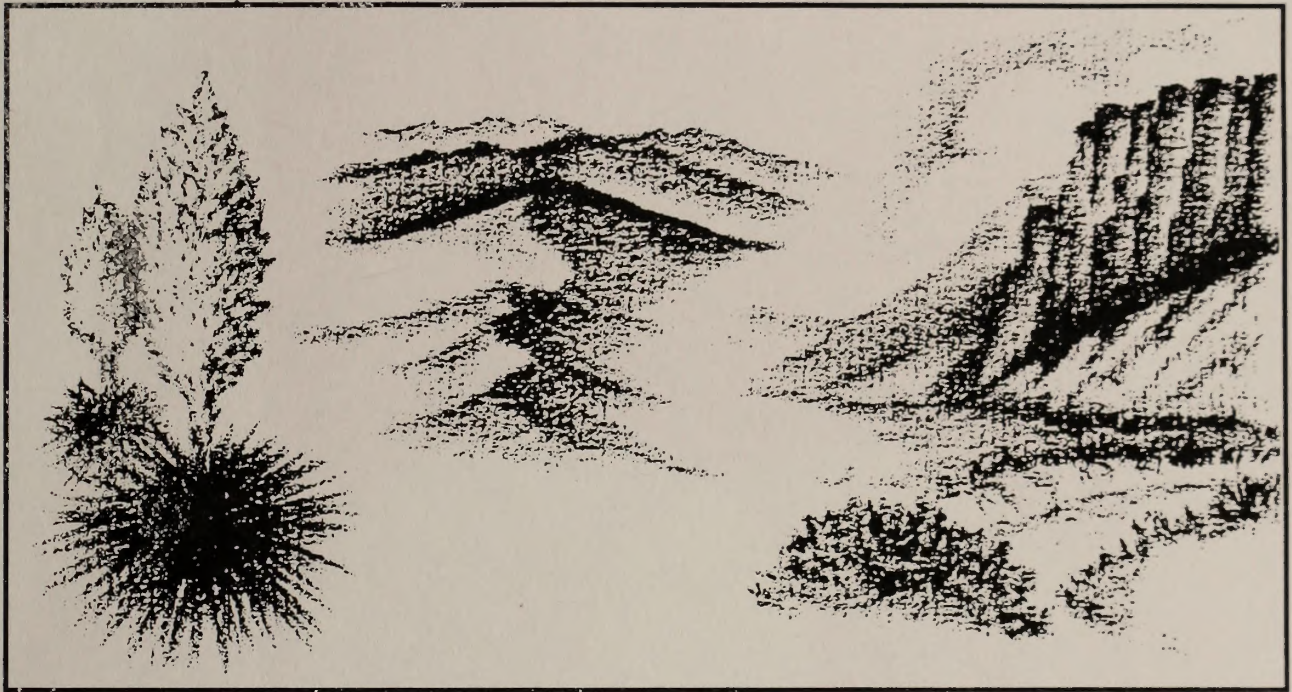
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## Inholdings Acquisition Costs HR 2929

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# Inholding Acquisition Costs

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Bureau of Land Management  
California State Office  
October 1991





# Inholding Acquisition Costs

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## STUDY HIGHLIGHTS

### Purpose:

The Bureau of Land Management's (BLM) California State Office has prepared this report estimating the costs of acquiring inholdings created by designation of new Wilderness Areas and National Monuments/Parks in H.R. 2929, the California Desert Protection Act. This study estimates the value of non-mineral estate surface lands only. No estimates can accurately be made of mineral subsurface values.

### Highlights of the report findings follow:

- BLM estimates H.R. 2929 will create 828,000 acres of surface (non-mineral estate) inholdings; 584,000 owned by private parties, and 244,000 owned by the State of California. In addition, the State owns 50,000 acres of subsurface mineral estate in the bill's Wilderness and Monument/Park areas.
- Using current appraisal data and mapping the area by value regions, called inholding value units, BLM has been able to estimate a range of potential land values.
- The value of the 828,000 acres of total (non-mineral estate) surface inholdings currently ranges from a low of \$180 million to a high of \$500 million. In addition, land values in the Desert continue to rise due to population growth.
- The value of the 244,000 acres of State-owned surface inholdings currently ranges from \$40 million to \$90 million.
- The value of the 584,000 acres of privately owned surface inholdings currently ranges from \$140 million to \$410 million.
- Direct administrative costs of processing these acquisitions would be \$18.4 million for appraisals, surveys, and adjudication work.
- Additional administrative costs would include \$15.6 million in mineral reports and appraisals, \$7.0 million in hazardous materials clearances, \$6.4 million in cultural clearances, and \$2.0 million in threatened and endangered species clearances.
- The total of all administrative costs and clearances could exceed \$49 million if all inholdings were acquired.





## SUMMARY

One of the most critical issues facing Congress in its consideration of H.R. 2929 (the California Desert Protection Act) is how to deal with inholdings created by the bill if enacted. Inholdings are the hundreds of parcels of private and state-owned lands that would fall within the 7.4 million acres of new Wilderness Areas and National Parks and Monuments proposed for designation in H.R. 2929 in the California Desert.

The Bureau of Land Management (BLM), as the primary administering agency for the California Desert Conservation Area, is responsible for identifying these inholdings. BLM, using its land status records, as well as information from the State, has estimated that H.R. 2929 would cover about 828,000 acres of State and private inholdings. The State Lands Commission owns about 244,000 acres of those inholdings and numerous private owners hold the other 584,000 acres. In addition, the State Lands Commission also owns about 50,000 acres of subsurface mineral estate; BLM estimates that significant amounts of additional subsurface inholdings also exist, but these acreages have not been calculated and are not analyzed in this report.

The BLM's California State Office has also been requested by several members of Congress as well as the Congressional Budget Office to estimate potential land values of these inholdings. Those estimates are the primary subject of this report.

These requests reference provisions in H.R. 2929 that require BLM to try to exchange all 244,000 surface acres and the 50,000 acres of subsurface lands owned by the State of California for available BLM lands by 1995. If these exchanges are not completed by 1995, BLM must survey, appraise, and accept title from the State for that entire acreage, and place the total appraised value in a credit account for the State. The State can then use those monetary credits to buy excess Federal properties in California. Any credits remaining in that account by the year 2000 are to be paid by the Federal government to the State Lands Commission, according to the bill.

Private land value estimates are also needed since the bill 1) requires BLM to give a high priority to exchanging or purchasing lands owned by ranchers in the proposed Death Valley National Monument/Park expansion and the new Mojave National Monument; and 2) requires BLM to give priority to consolidating Federal ownership in all the new Wilderness Areas and Monument/Parks. So, although a deadline is not set as was done for the State holdings, it is clearly the intent of the legislation to eventually have the Federal government acquire private inholdings within the newly designated areas.

Although the BLM would, as the bill requires, make a good faith effort to exchange lands to acquire the inholdings in that manner as much as possible, BLM has testified during the legislative process that the exchange land base in California, given other priorities, such as threatened and endangered species, wetlands, and already committed projects, falls far short of the amount needed to handle the massive new inholdings created by H.R. 2929.





For example, BLM has been working with the State Lands Commission for many years, trying unsuccessfully to satisfy the remaining 51,000 acres of in-lieu selections owed to California as part of its Statehood grant. However, the BLM lands available have been unacceptable to the State due to location, productivity, and other factors. In addition, BLM has been working on numerous other exchanges with the State, also with little success, due to resource conflicts and other constraints. It is unlikely the State or other large land-owners will either find these lands any more acceptable for exchange than they have in the past or will be able to overcome the existing resource conflicts. Therefore, if Congress requires these inholdings to be acquired, most of this land will have to be acquired by direct purchase. Therefore, land values become very important in this legislative debate.

Using Geographic Information System technology combined with the experience and actual case records of more than 200 BLM appraisals throughout the region over the last five years, BLM has been able to estimate land values for all 828,000 acres of surface lands, from a low of \$180 million to a high of \$500 million for surface values only. Broken out by the State's 244,000 acres, this range is from \$40 million to \$90 million. The 584,000 acres of private lands range in estimated value from \$140 million to \$410 million. All these estimates are based on 1991 land values; by 1993, these costs could rise substantially due to escalating land values in Southern California.

This site specific analysis is explained in this report, along with maps showing the inholding value units (IVUs) that are the basis for these estimates, and a county by county matrix by individual H.R. 2929 area.

In addition, this report also estimates administrative costs associated with acquisitions and exchanges by the Federal government. A number of laws set detailed standards that must be followed when the Federal government acquires or disposes of land in an exchange or acquires a parcel through direct purchase.

Both processes are expensive. Direct administrative costs (appraisals, surveys, and adjudication) are estimated at \$18.4 million. In addition, mineral reports and appraisals are estimated to cost \$15.6 million, and hazardous materials clearances are estimated at \$7.0 million. All these clearances are required on lands BLM would be acquiring as well as lands BLM would be disposing of through exchanges, totaling \$41 million. Finally, cultural clearances estimated at \$6.4 million and threatened and endangered species clearances estimated at \$2.0 million would also be required on any public lands leaving government ownership through exchanges. Thus, the total of all these efforts could exceed \$49 million in costs to the taxpayers.

Finally, it must be noted that although all existing studies by both the government and private industry indicate the area covered by H.R. 2929 contains significant mineral resources, BLM was not able to estimate the value of this mineral estate. As described earlier, mineral reports and appraisals on this acreage would cost \$15.6 million for the agency to be able to determine mineral values. So, although no accurate estimates can be made at this time, values of the mineral inholdings within H.R. 2929 could range from tens to hundreds of million of dollars. The mineral reports and appraisals would have to be completed before a more precise estimate could be made.







### *Legislative Assumptions:*

- H.R. 2929 requires BLM to acquire all 244,000 acres of State surface plus the 50,000 subsurface, either by exchange or by paying the State for the land (monetary credits in 1995; appropriated funds in 2000).
- The bill requires BLM to give a high priority to acquiring the base properties of ranchers the proposed Mojave National Monument and Death Valley National Park.
- The bill requires BLM to “give priority to consolidating Federal ownership within the national park units and wilderness areas designated by this Act” in all its land tenure adjustments for the California Desert Conservation Area.
- Land exchanges with the State of California would be first priority.
- The long term goal of the bill would be to eventually consolidate Federal ownership (i.e. acquire inholding within the boundaries) within all the national park units and wilderness areas designated by the Act.

### *BLM Study Assumptions:*

- Although a good faith effort would be made to exchange these lands, a majority of these acquisitions, either of State or private inholdings, would eventually be made by direct purchase, because the land exchange base in California is already over-obligated for threatened and endangered species, wetlands, and other high priority projects where commitments have been made.
- No mineral estate dollar values can be estimated until mineral appraisals are completed.
- Values reflect either exchange or direct acquisition costs of surface non-mineral lands only, with exchange values on the lower end of the value range and direct acquisition on the higher end of the value range.
- Values are based on 1991 information.
- Value per acre will increase as parcel size decreases.
- Values over time will increase as California demographic trends indicate.
- Values cannot be applied directly to specific parcels without additional information and individual appraisals.
- Congress would have to appropriate funding associated with all acquisitions and administrative costs before any BLM action could be taken to schedule work.





## NON-MINERAL INHOLDING VALUES

BLM-California has conducted and reviewed over 300 land appraisals in southeastern California in the last five years. Based on this experience, staff established eight general Inholding Value Units (IVU) in southeastern California (See Map). The IVU boundaries are approximations and within each area there are frequently local influences (i.e. highways, towns, political subdivisions, etc.) which have pronounced value influences.

The 300 plus appraisal reports reflect the value of the surface estate for relatively large parcels, subject to "normal and customary" mineral reservations. Parcels, 40 acres or less, generally sell on a higher per acre basis and it would be reasonable to double the figures in IVUs 1-3 for such parcels. However, parcels, seldom sell on a dollar per acreage basis. For example, a 40 acre parcel would sell for an amount of \$2,000 to \$3,000.

## Inholding Value Units

Following is a brief explanation of each IVU. The explanation is summarized as the nature

### IVU 1

Landings within this unit are among the best isolated and undeveloped in the state. The market for land in this region is the lowest per acre value place in California in recent years. Land values in the \$100 to \$200 per acre range are common.

### IVU 2

This area has more activity than the adjoining IVUs 1 and 3. Sales prices in this region are more about \$200 to \$400 per acre.

### IVU 3

This land is best described as being more remote and less directly influenced by urban encroachment, with value ranges from \$100 to \$400.

### IVU 4

These inholdings are subject to a variety of local influences in both selling prices and appraised values. Land values are from about \$450 to \$1,000 per acre.





## NON-MINERAL INHOLDING VALUES

BLM-California has conducted and reviewed over 200 land appraisals in southeastern California in the last five years. Based on this experience, staff established eight general Inholding Value Units (IVU) in southeastern California (See Maps). The IVU boundaries are approximations and within each area there are frequently local influences (i.e. highways, towns, political subdivisions, etc.) which have pronounced value influences.

The 200 plus appraisal reports reflect the value of the surface estate for relatively large parcels, subject to "normal and customary" mineral reservations. Parcels, 40 acres or less, generally sell on a higher per unit basis and it would be reasonable to double the figures in IVUs 1-5 for such parcel sizes. Parcels, approximately five acres or less, seldom sell on a dollar per acreage basis, but rather by parcel with a minimum transaction amount of \$2,000 to \$3,000.

Following is a brief explanation of each IVU. The information is summarized on the matrix.

### IVU 1

Inholdings within this unit are among the most isolated and inhospitable in the state. The market for land in this region is the lowest per acre sales price found in California in recent years. Land values in the \$100 to \$200 per acre range are common.

### IVU 2

This area has more access than the adjoining IVUs 1 and 3. Sale prices in this region are from about \$250 to \$400 per acre.

### IVU 3

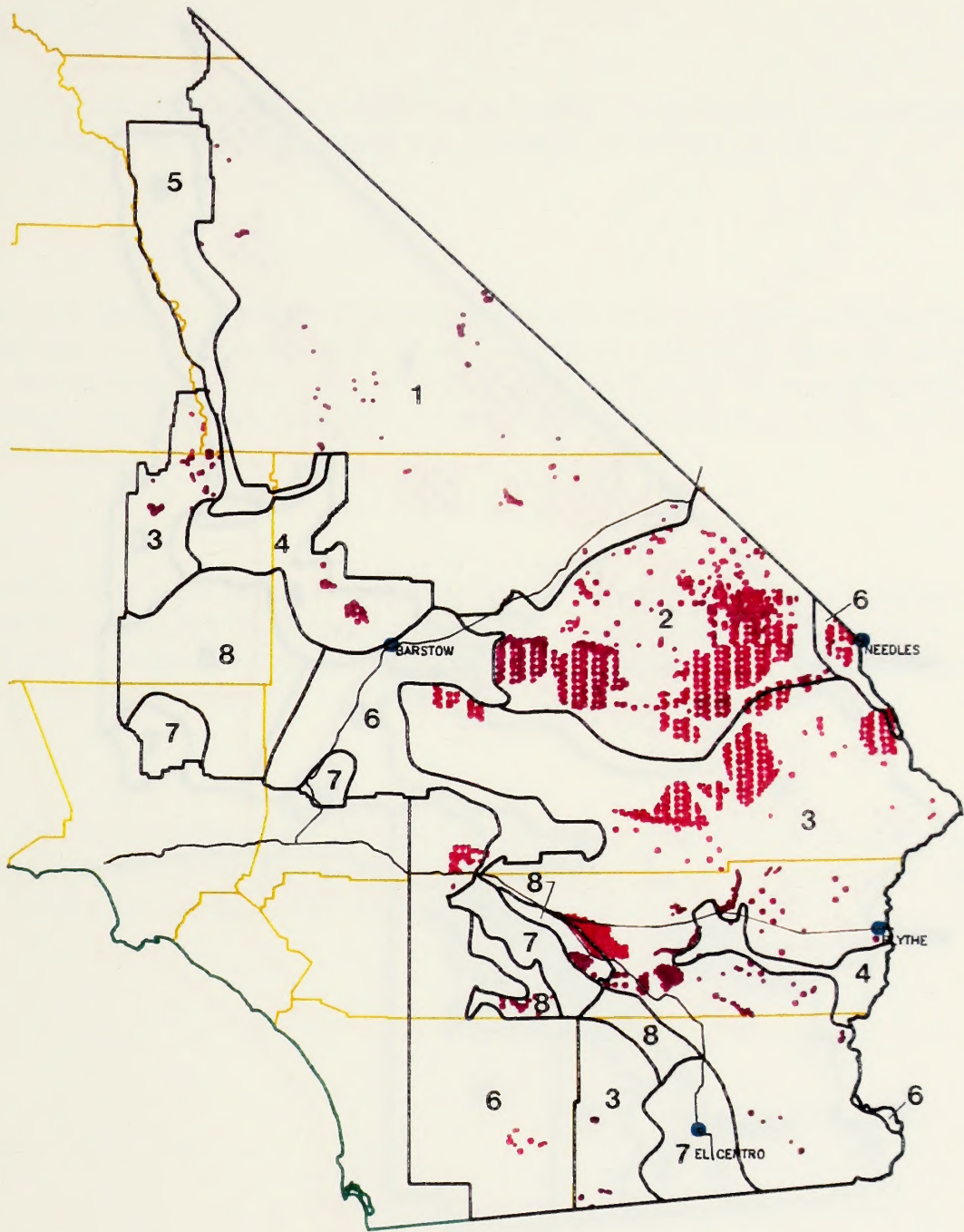
This area is best described as being more remote and not directly influenced by urban populations, with value ranges from \$100 to \$400.

### IVU 4

These inholdings are subject to a variety of local influences in both selling prices and appraised values. Land values are from about \$450 to \$1,000 per acre.





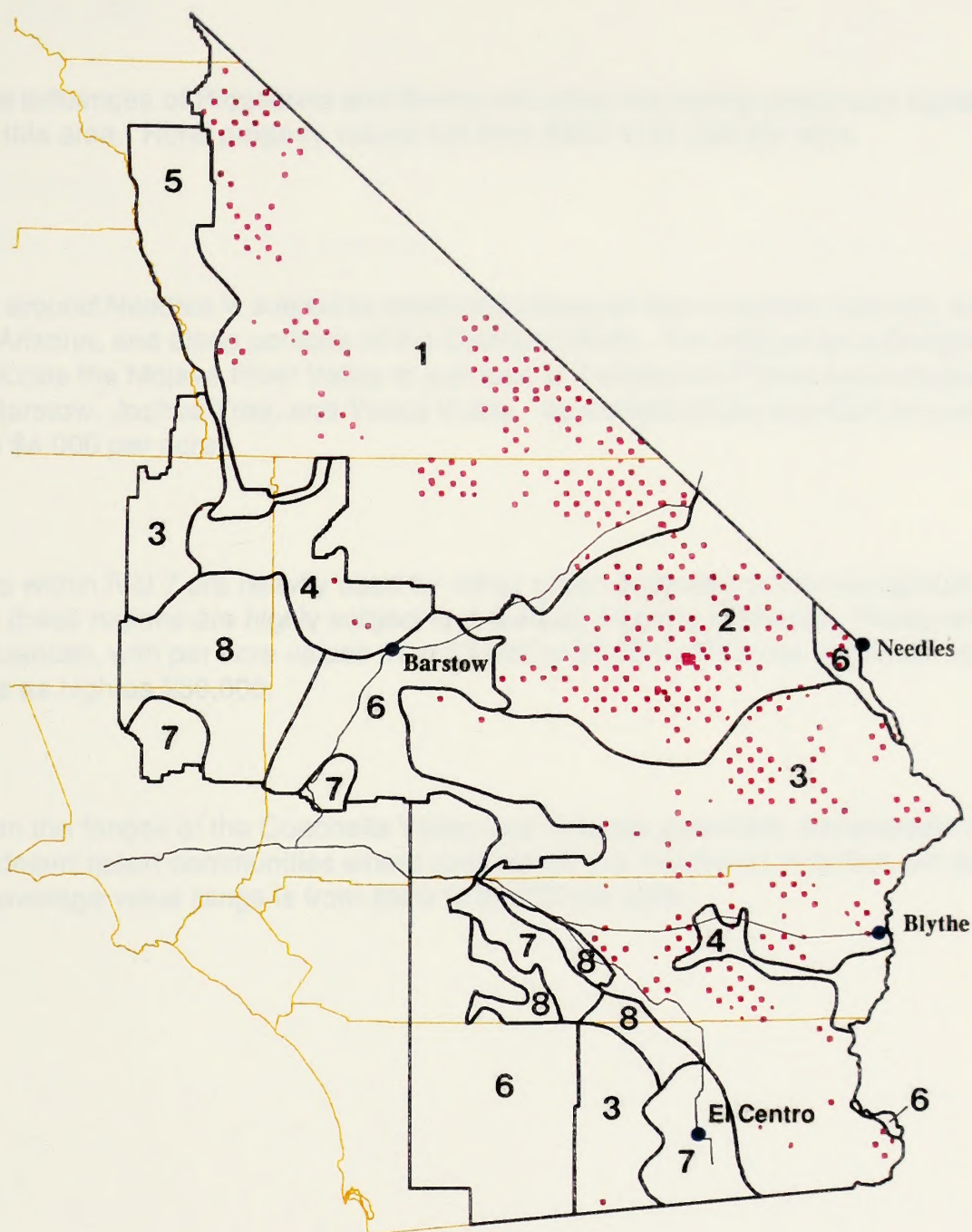


SCALE 1: 2250000

CA INHOLDING VALUE UNITS - PRIVATE LANDS







SCALE 1: 2250000

CA INHOLDING VALUE UNITS - STATE LANDS





#### IVU 5

The urban influences of Ridgecrest and Bishop will affect the selling prices and appraised values in this area. Rural property values are from \$800 to \$1,200 per acre.

#### IVU 6

The area around Needles is subject to additional influence from Laughlin, Nevada, Lake Havasu, Arizona, and along portions of the Colorado River. The largest area designated as IVU 6 includes the Mojave River Valley to just east of Twentynine Palms and includes the cities of Barstow, Joshua Tree, and Yucca Valley. Appraised values are from around \$1,000 to \$4,000 per acre.

#### IVU 7

Inholdings within IVU 7 are heavily used for either urban purposes or intense agriculture. Values in these regions are highly subject to individual property attributes. Prices reflect these influences, with per acre values from \$3,000 to \$7,000 with some individual, isolated properties as high as \$50,000.

#### IVU 8

IVU 8 is on the fringes of the Coachella Valley and includes potentially developable land near the desert resort communities where land values are measured in dollars per square foot. An average value range is from \$500 to \$3,000 per acre.





**Bureau of Land Management  
Inholding Value Units**

**10/31/91**

**PRIVATE INHOLDINGS**

Acres

Low  
Value

High  
Value

Private Totals

583,469

142,830,700

408,100,800

**STATE INHOLDINGS**

State Totals

244,436

40,383,300

93,229,400

Grand Totals

827,905

183,214,000

501,330,200





**Bureau of Land Management  
Inholding Value Units  
IMPERIAL COUNTY**

**10/31/91**

**PRIVATE INHOLDINGS**

Area Name	Value Unit	Private Acres	Value Low	Range High	Low Value	High Value
FISH CREEK MTS	3	1,121	100	400	112,100	448,400
JACUMBA MTS	3	1,484	100	400	148,400	593,600
NORTH ALGODONES DUNES	3	689	100	400	68,900	275,600
PALO VERDE MTS	3	1,117	100	400	111,700	446,800
SOUTH ALGODONES DUNES	3	706	100	400	70,600	282,400
Subtotal		5,117			511,700	2,046,800

**STATE INHOLDINGS**

Area Name	Value Unit	State Acres	Value Low	Range High	Low Value	High Value
CHUCKWALLA MTS	3	31	100	400	3,100	12,400
INDIAN PASS	3	641	100	400	64,100	256,400
JACUMBA MTS	3	642	100	400	64,200	256,800
LITTLE PICACHO PEAK	3	1,939	100	400	193,900	775,600
NORTH ALGODONES DUNES	3	94	100	400	9,400	37,600
PALO VERDE MTS	3	1,271	100	400	127,100	508,400
SOUTH ALGODONES DUNES	3	278	100	400	27,800	111,200
Subtotal		4,896			489,600	1,958,400
<b>Total</b>		<b>10,013</b>			<b>1,001,300</b>	<b>4,005,200</b>





**Bureau of Land Management  
Inholding Value Units  
INYO COUNTY**

10/31/91

**PRIVATE INHOLDINGS**

Area Name	Value Unit	Private Acres	Value Low	Range High	Low Value	High Value
ARGUS RANGE	1	530	100	200	53,000	106,000
DEATH VALLEY N.P.	1	2,646	100	200	264,600	529,200
FUNERAL MTS	1	2,087	100	200	208,700	417,400
GREAT FALLS BASIN	1	519	100	200	51,900	103,800
GREENWATER RANGE	1	21	100	200	2,100	4,200
IBEX	1	21	100	200	2,100	4,200
INYO MTS	1	32	100	200	3,200	6,400
MIDDLE PARK CANYON	1	24	100	200	2,400	4,800
OWENS PEAK	3	694	100	400	69,400	277,600
SACATAR TRAIL	5	30	800	1,200	24,000	36,000
SURPRISE CANYON	1	80	100	200	8,000	16,000
Subtotal		6,684			689,400	1,505,600

**STATE INHOLDINGS**

Area Name	Value Unit	State Acres	Value Low	Range High	Low Value	High Value
ARGUS RANGE	1	2,342	100	200	234,200	468,400
COSO RANGE	1	2,640	100	200	264,000	528,000
COSO RANGE	5	157	800	1,200	125,600	188,400
DARWIN FALLS	1	647	100	200	64,700	129,400
DEATH VALLEY N.P.	1	4,602	100	200	460,200	920,400
DEATH VALLEY N.P.	5	120	800	1,200	96,000	144,000
FUNERAL MTS	1	2,390	100	200	239,000	478,000
GREAT FALLS BASIN	1	317	100	200	31,700	63,400
GREENWATER RANGE	1	7,814	100	200	781,400	1,562,800
GREENWATER VALLEY	1	1,941	100	200	194,100	388,200
HUNTER MT	1	356	100	200	35,600	71,200
IBEX	1	2,110	100	200	211,000	422,000
INYO MTS	1	1,081	100	200	108,100	216,200
LAST CHANCE RANGE	1	1,950	100	200	195,000	390,000
MALPAIS MESA	1	114	100	200	11,400	22,800
NOPAH RANGE	1	4,856	100	200	485,600	971,200
NORTH DEATH VALLEY	1	653	100	200	65,300	130,600
PAHRUMP VALLEY	1	3,837	100	200	383,700	767,400
PANAMINT DUNES	1	2,597	100	200	259,700	519,400
PIPER MT	1	2,528	100	200	252,800	505,600
RESTING SPRING RANGE	1	5,032	100	200	503,200	1,006,400
SALINE VALLEY	1	12,488	100	200	1,248,800	2,497,600
SLATE RANGE	1	1,184	100	200	118,400	236,800
SOUTH NOPAH RANGE	1	627	100	200	62,700	125,400
SURPRISE CANYON	1	415	100	200	41,500	83,000
SYLVANIA MTS	1	614	100	200	61,400	122,800
WILDROSE CANYON	1	669	100	200	66,900	133,800
Subtotal		64,081			6,602,000	13,093,200
<b>Total</b>		<b>70,765</b>			<b>7,291,400</b>	<b>14,598,800</b>





**Bureau of Land Management  
Inholding Value Units  
KERN COUNTY**

10/31/91

**PRIVATE INHOLDINGS**

Area Name	Value Unit	Private Acres	Value Low	Range High	Low Value	High Value
BRIGHT STAR	3	2,632	100	400	263,200	1,052,800
DOMELAND ADDITIONS	3	36	100	400	3,600	14,400
KIAVAH	3	979	100	400	97,900	391,600
OWENS PEAK	3	2,950	100	400	295,000	1,180,000
Subtotal		6,597			659,700	2,638,800

**STATE INHOLDINGS**

Area Name	Value Unit	State Acres	Value Low	Range High	Low Value	High Value
KIAVAH	4	195	450	1,000	87,750	195,000
Subtotal		195			87,750	195,000
<b>Total</b>		<b>6,792</b>			<b>747,450</b>	<b>2,833,800</b>





**Bureau of Land Management  
Inholding Value Units  
RIVERSIDE COUNTY**

10/31/91

**PRIVATE INHOLDINGS**

Area Name	Value Unit	Private Acres	Value Low	Range High	Low Value	High Value
BIG MARIA MTS	3	628	100	400	62,800	251,200
CHUCKWALLA MTS	3	4,812	100	400	481,200	1,924,800
CHUCKWALLA MTS	4	59	450	1,000	26,550	59,000
JOSHUA N.P.	3	6,988	100	400	698,800	2,795,200
JOSHUA N.P.	4	539	450	1,000	242,550	539,000
JOSHUA TREE N.P.	3	31,844	100	400	3,184,400	12,737,600
JOSHUA TREE N.P.	8	5,157	500	3,000	2,578,500	15,471,000
LITTLE CHUCKWALLA MTS	3	2,020	100	400	202,000	808,000
MECCA HILLS	3	1,051	100	400	105,100	420,400
MECCA HILLS	8	7,771	500	3,000	3,885,500	23,313,000
OROCOPIA MTS	3	20,383	100	400	2,038,300	8,153,200
PALEN/MCCOY	3	4,685	100	400	468,500	1,874,000
RICE VALLEY	3	1,925	100	400	192,500	770,000
SANTA ROSA	8	5,708	500	3,000	2,854,000	17,124,000
SANTA ROSA ADDITION	8	5,708	500	3,000	2,854,000	17,124,000
SOUTH COXCOMB MTS	3	44	100	400	4,400	17,600
SOUTH COXCOMB MTS	4	140	450	1,000	63,000	140,000
Subtotal		99,462			19,942,100	103,522,000

**STATE INHOLDINGS**

Area Name	Value Unit	State Acres	Value Low	Range High	Low Value	High Value
BIG MARIA MTS	3	1,809	100	400	180,900	723,600
CHUCKWALLA MTS	3	7,058	100	400	705,800	2,823,200
COXCOMB MTS	3	683	100	400	68,300	273,200
EAGLE MT	3	2,386	100	400	238,600	954,400
JOSHUA N.P.	3	2,721	100	400	272,100	1,088,400
JOSHUA N.P.	4	357	450	1,000	160,650	357,000
JOSHUA TREE N.P.	3	3,211	100	400	321,100	1,284,400
OROCOPIA MTS	3	1,886	100	400	188,600	754,400
PALEN/MCCOY	3	7,608	100	400	760,800	3,043,200
RICE VALLEY	3	109	100	400	10,900	43,600
RIVERSIDE MTS	3	1,290	100	400	129,000	516,000
SOUTH COXCOMB MTS	3	127	100	400	12,700	50,800
SOUTH COXCOMB MTS	4	371	450	1,000	166,950	371,000
Subtotal		29,616			3,216,400	12,283,200
Total		129,078			23,158,500	115,805,200





**Bureau of Land Management  
Inholding Value Units  
SAN BERNARDINO COUNTY**

10/31/91

**PRIVATE INHOLDINGS**

Area Name	Value Unit	Private Acres	Value Low	Range High	Low Value	High Value
BIGELOW CHOLLA GARDEN	2	3,301	250	400	825,250	1,320,400
BIGELOW CHOLLA GARDEN	3	1,093	100	400	109,300	437,200
BLACK MTN	4	6,288	450	1,000	2,829,600	6,288,000
BRISTOL MTS	2	16,053	250	400	4,013,250	6,421,200
CADIZ DUNES	3	6,197	100	400	619,700	2,478,800
CADY MTS	2	36,589	250	400	9,147,250	14,635,600
CASTLE PEAKS	2	1,533	250	400	383,250	613,200
CHEMEHUEVI MTS	3	17,518	100	400	1,751,800	7,007,200
CHEMEHUEVI MTS	6	3,754	1,000	4,000	3,754,000	15,016,000
CLEGHORN LAKES	3	7,269	100	400	726,900	2,907,600
CLIPPER MTS	2	12,689	250	400	3,172,250	5,075,600
COXCOMB MTS	3	937	100	400	93,700	374,800
DEAD MTS	6	12,824	1,000	4,000	12,824,000	51,296,000
DEATH VALLEY N.P.	1	2,763	100	200	276,300	552,600
FORT PIUTE	2	1,422	250	400	355,500	568,800
GRASS VALLEY	4	2,862	450	1,000	1,287,900	2,862,000
HOLLOW HILLS	1	334	100	200	33,400	66,800
KELSO DUNES	2	40,964	250	400	10,241,000	16,385,600
KELSO MTS	2	519	250	400	129,750	207,600
KINGSTON MTS	1	1,413	100	200	141,300	282,600
MARL MTS	2	512	250	400	128,000	204,800
MIDHILLS	2	483	250	400	120,750	193,200
MOJAVE N.P.	1	78	100	200	7,800	15,600
MOJAVE N.P.	2	137,422	250	400	34,355,500	54,968,800
NEW YORK MTS	2	1,216	250	400	304,000	486,400
NEWBERRY MTS	3	6,771	100	400	677,100	2,708,400
OLD DAD MTS	2	3,118	250	400	779,500	1,247,200
OLD WOMAN MTS	3	37,499	100	400	3,749,900	14,999,600
PIUTE MTS	2	3,130	250	400	782,500	1,252,000
PIUTE MTS	3	9,509	100	400	950,900	3,803,600
PROVIDENCE MTS	2	19	250	400	4,750	7,600
RAINBOW WELLS	2	523	250	400	130,750	209,200
RODMAN MTS	3	5,586	100	400	558,600	2,234,400
RODMAN MTS	6	41	1,000	4,000	41,000	164,000
SAN GORGONIO ADDITION	6	270	1,000	4,000	270,000	1,080,000
SAN GORGONIO ADDITION	6	10,554	1,000	4,000	10,554,000	42,216,000
SHEEPHOLE VALLEY	3	29,912	100	400	2,991,200	11,964,800
SIGNAL HILL	2	8,930	250	400	2,232,500	3,572,000
SOUTH AVAWATZ	2	587	250	400	146,750	234,800
STEPLADDER MTS	3	2,522	100	400	252,200	1,008,800
TABLE MT	2	11	250	400	2,750	4,400
TRILOBITE	2	9,868	250	400	2,467,000	3,947,200
TURTLE MTS	3	639	100	400	63,900	255,600
WHIPPLE MTS	3	242	100	400	24,200	96,800
WOODS MTS	2	16,921	250	400	4,230,250	6,768,400
Subtotal		462,685			118,541,200	288,441,200





# **SAN BERNARDINO COUNTY (cont)**

## **STATE INHOLDINGS**

Area Name	Value Unit	State Acres	Value Low	Range High	Low Value	High Value
BIGELOW CHOLLA GARDEN	2	788	250	400	197,000	315,200
BIGELOW CHOLLA GARDEN	3	145	100	400	14,500	58,000
BLACK MTN	4	841	450	1,000	378,450	841,000
BRISTOL MTS	2	7,679	250	400	1,919,750	3,071,600
CADIZ DUNES	3	10	100	400	1,000	4,000
CADY MTS	2	3,096	250	400	774,000	1,238,400
CASTLE PEAKS	2	636	250	400	159,000	254,400
CHEMEHUEVI MTS-	3	2,575	100	400	257,500	1,030,000
CHEMEHUEVI MTS	6	582	1,000	4,000	582,000	2,328,000
CIMA DOME	2	1,366	250	400	341,500	546,400
CINDER CONES	2	3,198	250	400	799,500	1,279,200
CLEGHORN LAKES	3	931	100	400	93,100	372,400
CLIPPER MTS	2	2,545	250	400	636,250	1,018,000
COXCOMB MTS	3	1,602	100	400	160,200	640,800
DEAD MTS	6	2,864	1,000	4,000	2,864,000	11,456,000
DEATH VALLEY N.P.	1	1,089	100	200	108,900	217,800
FORT PIUTE	2	636	250	400	159,000	254,400
GRASS VALLEY	4	630	450	1,000	283,500	630,000
HOLLOW HILLS	1	644	100	200	64,400	128,800
JOSHUA FOREST	2	627	250	400	156,750	250,800
JOSHUA FOREST	3	633	100	400	63,300	253,200
KELSO DUNES	2	10,500	250	400	2,625,000	4,200,000
KELSO MTS	2	3,600	250	400	900,000	1,440,000
KINGSTON MTS	1	12,665	100	200	1,266,500	2,533,000
MESQUITE	1	3,467	100	200	346,700	693,400
MIDHILLS	2	645	250	400	161,250	258,000
MOJAVE N.P.	1	1,716	100	200	171,600	343,200
MOJAVE N.P.	2	28,560	250	400	7,140,000	11,424,000
NEW YORK MTS	2	1,235	250	400	308,750	494,000
NEWBERRY MTS	3	647	100	400	64,700	258,800
NORTH MESQUITE MTS	1	896	100	200	89,600	179,200
OLD DAD MTS	2	2,552	250	400	638,000	1,020,800
OLD DAD MTS	3	9,156	100	400	915,600	3,662,400
OWLSHEAD MTS	1	7,448	100	200	744,800	1,489,600
PAHRUMP VALLEY	1	245	100	200	24,500	49,000
PIUTE MTS	3	2,160	100	400	216,000	864,000
PROVIDENCE MTS	2	2,776	250	400	694,000	1,110,400
RAINBOW WELLS	2	582	250	400	145,500	232,800
RODMAN MTS	3	642	100	400	64,200	256,800
SADDLE PEAK HILLS	1	1,069	100	200	106,900	213,800
SHEEPHOLE VALLEY	3	3,021	100	400	302,100	1,208,400
SIGNAL HILL	2	1,776	250	400	444,000	710,400
SOUTH AVAWATZ	2	1,275	250	400	318,750	510,000
STEPLADDER MTS	3	2,599	100	400	259,900	1,039,600
TRILOBITE	2	1,822	250	400	455,500	728,800
TURTLE MTS	3	5,014	100	400	501,400	2,005,600
WHIPPLE MTS	3	3,647	100	400	364,700	1,458,800
WOODS MTS	2	2,816	250	400	704,000	1,126,400
Subtotal		145,648			29,987,550	65,699,600
Total		608,333			148,528,750	354,140,800







**Bureau of Land Management  
Inholding Value Units  
SAN DIEGO COUNTY**

**10/31/91**

**PRIVATE INHOLDINGS**

Area Name	Value Unit	Private Acres	Value Low	Range High	Low Value	High Value
SAWTOOTH MTS	6	2,438	1,000	4,000	2,438,000	9,752,000
Subtotal		2,438			2,438,000	9,752,000
Total		2,438			2,438,000	9,752,000



**Bureau of Land Management  
Inholding Value Units  
TULARE COUNTY**

**10/31/91**

**PRIVATE INHOLDINGS**

Area Name	Value Unit	Private Acres	Value Low	Range High	Low Value	High Value
OWENS PEAK	3	153	100	400	15,300	61,200
SACATAR TRAIL	3	333	100	400	33,300	133,200
Subtotal		486			48,600	194,400
Total		486			48,600	194,400





## APPRAISALS

### Assumptions

- Most appraisals will be completed under contract to provide appraisals
- Approximately half of the parcels will be appraised as individual parcels rather than in tracts
- Costs are based on historical appraisals conducted in the same type of appraisals in Southern California

## Direct Acquisition Costs

### Costs

The cost of each appraisal would vary based on the size of the parcels, complexity and whether the appraisal is for a single owner or multiple owners. The cost also includes contract appraisals and review costs. There would be 2440 appraisals at \$1,400 each.

SUMMARY: 2440 appraisals at \$1,400 each = \$3,416,000





## APPRAISALS

### *Assumptions:*

- Most appraisals will be completed under contract to private appraisers
- Approximately half of the parcels will be appraised as groups of parcels rather than individually
- Costs are based on historical appraisal contract costs of similar types of appraisers in Southern California

### *Costs:*

The cost of each appraisal would vary based on the size of the parcels, complications related to high values properties, or multiple owners. The cost also includes contract administration and field and office reviews of the appraisals. There would be 2440 appraisals at \$1,400 each.

**SUMMARY: 2440 appraisals at \$1,400/each = \$3,400,000**



## CADASTRAL SURVEYS

### *Assumptions:*

- Private lands that are within but not adjacent to a park or wilderness boundary would not need to be resurveyed if they can already be described
- Whole sections that are adjacent to a boundary and within an area that is brass capped would not require resurvey
- Areas that have been resurveyed after 1910 (brass capped) would require minimum work on section boundaries to subdivide the section for adequate descriptions
- There will be some requirement to survey those parcels leaving federal ownership through exchange

### *Costs:*

Cost estimations were made for the following categories:

1. Full sections adjacent to boundaries that would not require section subdivision and have not been resurveyed since 1910.
  - 52 sections; 300 miles of survey
2. Sections split by a boundary, and that have not been resurveyed subsequent to 1910
  - 100 sections; 900 miles of survey
3. Sections split by a boundary, and that have been resurveyed since 1910
  - 69 sections; 300 miles of survey
4. Parcels leaving federal ownership that require survey for proper descriptions
  - 75 sections; 500 miles of survey

**SUMMARY: 2000 Miles of Survey at \$2,000/mile = \$4,000,000**





## LAND CASE PROCESSING/ADJUDICATION

### *Assumptions:*

- Estimate the 244,000 acres of state lands to be acquired will be accomplished in 10 exchanges over 3 years
- Estimate the 584,000 acres of private lands to be acquired averaging 3,000 acres per exchange

### *Costs:*

Costs are based on the processing of exchanges at a lower cost per acquisition through direct purchase. These estimates were calculated covering both State Office and field office costs for each IVU.

#### State Lands

- Total cost for acquisition of state lands would be \$5,000,000

#### Private Lands

- Total cost for acquisition of private lands would be \$6,000,000

**SUMMARY: Acquisition Costs For 825,000 acres = \$11,000,000**





## MINERAL EXAMINATIONS/APPRAISALS

### Assumptions

- A mineral examination and report would be completed for all parcels
- An appraisal will be made when minerals are known to be present and it is the proper

## **Minerals/Hazardous Materials Clearances**

### Costs

- 1000 mineral exams and reports would cost \$5,000 each, totaling \$5,000,000
- 500 mineral appraisals would cost \$5,000 each, totaling \$2,500,000

**SUMMARY:** Mineral examination reports and appraisals would cost \$7,500,000



## MINERAL EXAMINATIONS/APPRAISALS

### *Assumptions:*

- A mineral examination and report would be completed for all parcels
- An appraisal will be made when minerals are known to be present and if, in the professional judgement of the mineral examiner, the minerals will be developed in the next 10 years

### *Costs:*

- 2440 minerals examinations and reports would cost \$5,000/each, totalling \$12,000,000
- 600 mineral appraisals would cost \$6,000/each, totalling \$3,600,000

**SUMMARY: Mineral examination reports and appraisals would cost \$15,600,000**





## HAZARDOUS MATERIALS CLEARANCES

### *Assumptions:*

- Lands to be acquired and public lands to be disposed of cannot contain hazardous materials
- Lands five miles or farther from any known access point, past or current mining claims, or operations, will not require a Level 1 clearance
- All lands to be acquired that do not meet the remote definition would receive a Level 1 clearance. The State will inventory their lands and provide BLM certification that no hazardous materials are present. BLM will field check 28,000 acres to verify the certification. All private lands (584,000 acres) to be acquired by BLM will be inventoried by the Bureau to assure no hazardous materials are present

### *Costs:*

- Cost of contracting Level 1 surveys acres is \$3,000,000
- Cost of contracting Level 1 survey for BLM lands outside the study area is \$4,000,000

**SUMMARY: Cost of contracting Level 1 survey for lands to be acquired and disposed of are \$7,000,000**





## THREATENED OR ENDANGERED SPECIES CLEARANCES

### Assumptions

- There are 82 federally listed and 752 state listed threatened or endangered species in California.
- Field inventory on 1,500 DDB acres would be required to locate sufficient species within the study area where the impact to these rare, threatened, or endangered species would be minimal.
- Disposal of the inventory data would be required to ensure that the data is not lost or misused.

## Other Administrative Costs

### Costs

- Costs to inventory threatened and endangered species would be approximately \$1,200,000.

**SUMMARY:** Total wildlife clearances would cost \$2,000,000.



## THREATENED OR ENDANGERED SPECIES CLEARANCES

### *Assumptions:*

- There are 92 federally listed and 282 state listed threatened or endangered species in California
- Field inventory on 1,500,000 acres would be required to locate sufficient lands outside the study area where the impact to these rare, threatened, or endangered species would be minimal
- Disposal of the majority of BLM lands would require preparation of environmental documents as well as compensation for loss of threatened or endangered habitat through purchase of private lands having comparable habitat

### *Costs:*

- Costs to inventory threatened and endangered species would be approximately \$1.30/acre

**SUMMARY: Total wildlife clearances would cost \$2,000,000**





## CULTURAL RESOURCES CLEARANCES

### *Assumptions:*

- Public lands to be exchanged to the State would require a combination of: field inventory, compiling known data of cultural sites already identified as eligible for the national register, and coordination with Native Americans
- Public lands to be exchange to private landowners would require that any cultural or historic properties be evaluated for their inclusion in the National Register of Historic Places and coordination with the State Historic Preservation Officer

### *Costs:*

- Survey of public lands to be disposed of would be \$4,000/parcel, totalling \$1,600,000
- Literature search for 584,000 acres would be \$800,000
- Field inventory for 400,000 acres at \$10/acre, totalling \$4,000,000

**SUMMARY: Costs for cultural resource clearances would be \$6,400,000**





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